



# Crew Partnership

Burton · Estate · Agents



**31 COURT STREET  
WOODVILLE  
SWADLINCOTE  
DE11 7JJ**

TRADITIONAL END OF TERRACE WITH A REFITTED KITCHEN AND NO UPWARD CHAIN! Bay fronted Dining Room, Lounge, Refitted Kitchen, Utility Room. Landing, 2 DOUBLE BEDROOMS and a large Bathroom. UPVC DG + GCH. Front and Rear Gardens. POPULAR VILLAGE LOCATION

**£139,950 FREEHOLD**

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

Telephone : 01283 548548

<http://www.crewpartnership.co.uk>

## **NEED TO SELL?**

When thinking of selling in today's market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

## **DRAFT DETAILS ONLY**

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

## **Ground Floor**

### **Dining Room**

12' 9" x 11' 2" (3.89m x 3.40m) UPVC double glazed box window to front aspect, radiator, uPVC double glazed door to front, door to Lounge.



### **Lounge**

12' 9" x 11' 2" (3.89m x 3.40m) UPVC double glazed window to rear aspect, radiator, stairs to first floor landing, doors to Fitted Kitchen and an under-stairs storage cupboard.



### Refitted Kitchen

12' 0" x 7' 2" (3.66m x 2.18m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to side, radiator, vinyl flooring, uPVC double glazed door, door to Utility Room.



### Utility Room

UPVC double glazed windows to side and rear aspect, UPVC double glazed door to Rear Garden.

### First Floor

#### Landing

Doors to both Bedrooms and Bathroom.

#### Master Bedroom

12' 9" x 11' 2" (3.89m x 3.40m) UPVC double glazed window to front aspect, radiator.



### Second Bedroom

11' 2" x 8' 6" (3.40m x 2.59m) UPVC double glazed window to rear aspect, radiator, door to storage cupboard.



### Bathroom

Fitted with four piece suite comprising bath, vanity wash hand basin with mixer tap, shower cubicle with electric shower and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, heated towel rail.



### Outside

#### Front and Rear Gardens

Front garden laid to paving leading to the property.

Rear garden mainly laid to lawn with a paved seating area.

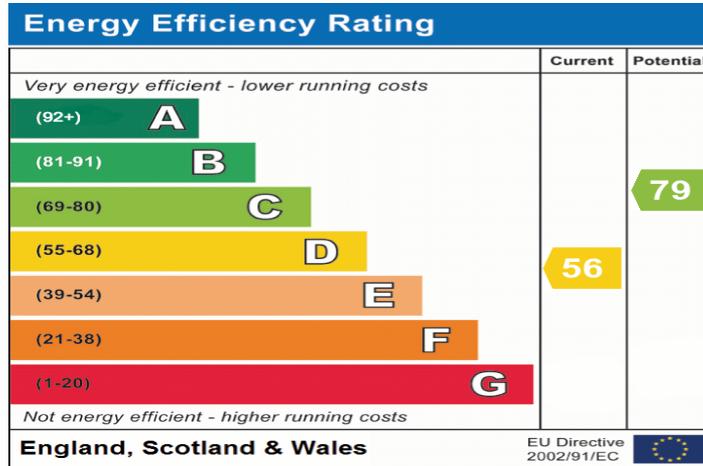


**Additional Information**

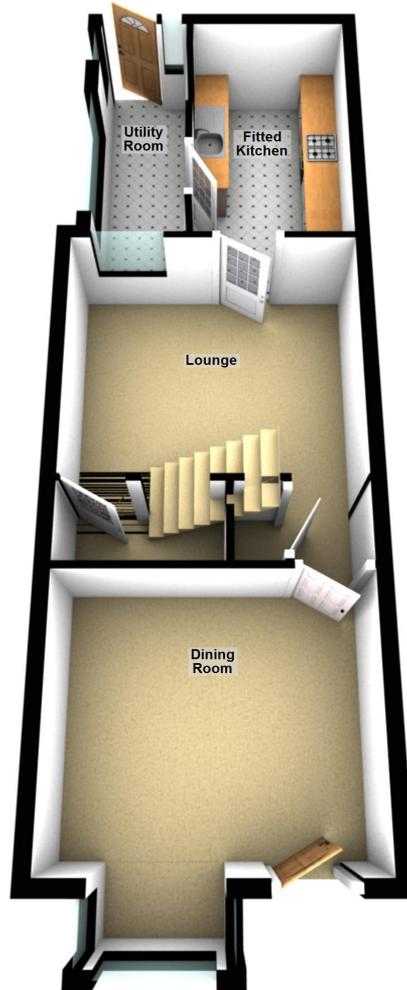
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

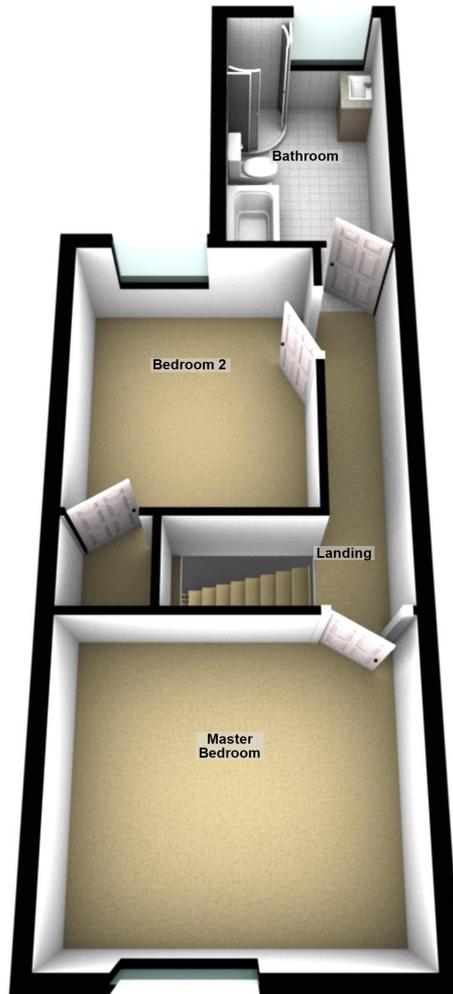
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC

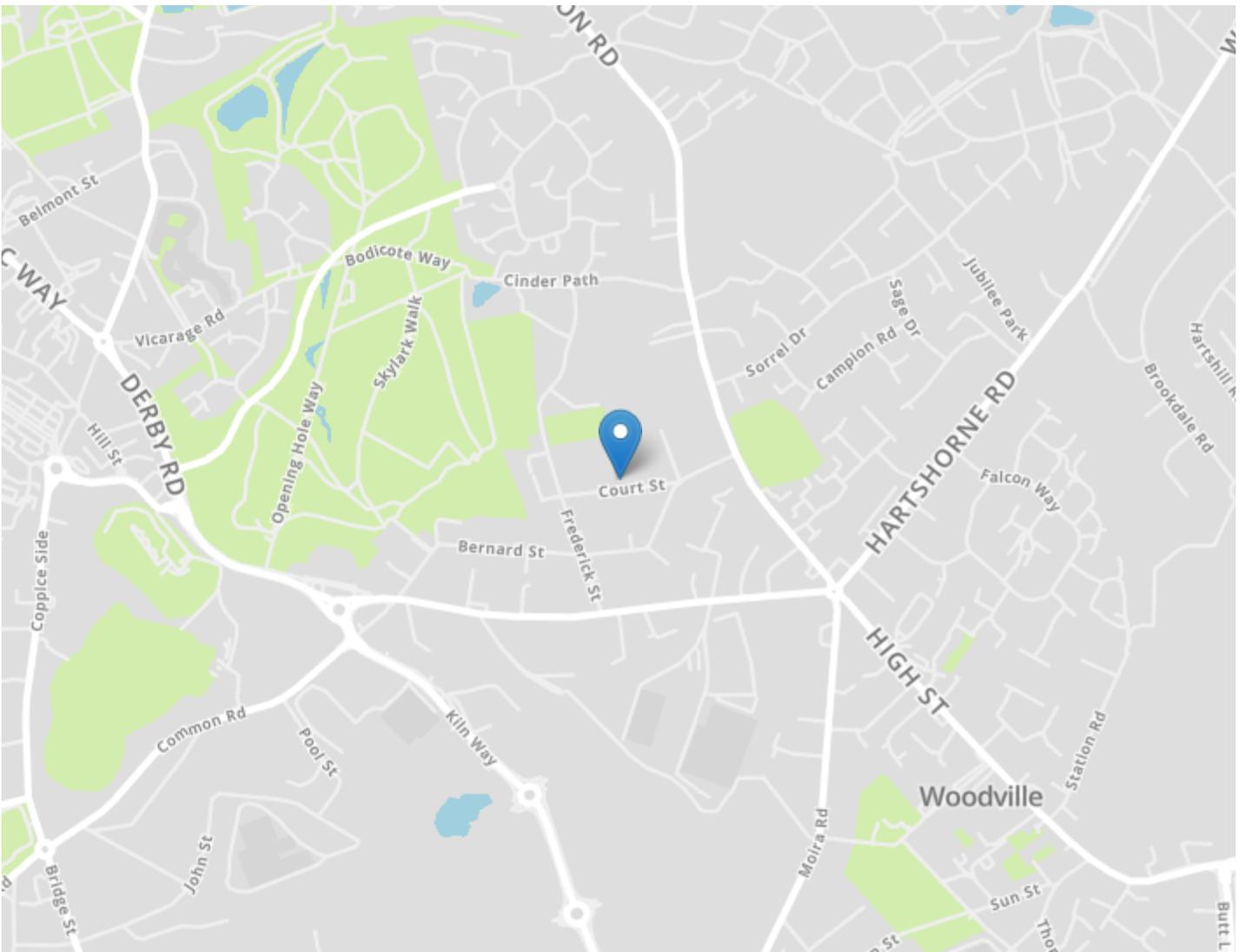


Ground Floor



First Floor





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Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Crew Partnership (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

Please note that Crew Partnership have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

**THE MONEY LAUNDERING REGULATIONS 2003**

Due to a change in the legislation as from the 1st March 2004, we are required to check your identification before: 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed passport, New styled driving license with photograph, Inland tax notification. (This is a legal requirement and applies to all Estate Agents).

**FLOORPLANS**

We are proud to provide floorplans on all of our property particulars. However, these plans are intended as a GUIDE TO LAYOUT only. All dimensions are approximate. DO NOT SCALE.